178.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,400 / 636,400
					USE VALUE:	636,400 / 636,400
					ASSESSED:	636,400 / 636,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBLANC STEVEN
Owner 2:	SELGRADE RACHEL
Owner 3:	
Street 1:	36 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRISON EARL F JR & JEAN M -
Owner 2:	-
Street 1:	36 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,512 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1528 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5512.000	226,600		409,800	636,400
Total Card	0.127	226,600		409,800	636,400
Total Parcel	0.127	226,600		409,800	636,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.49 | /Parcel: 416.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121219
GIS Ref	
GIS Ref	
Insp Date	05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,600	0	5,512.	409,800	636,400	636,400	Year End Roll	12/18/2019
2019	101	FV	186,800	0	5,512.	409,800	596,600	596,600	Year End Roll	1/3/2019
2018	101	FV	185,300	0	5,512.	345,400	530,700	530,700	Year End Roll	12/20/2017
2017	101	FV	185,300	0	5,512.	316,100	501,400	501,400	Year End Roll	1/3/2017
2016	101	FV	185,300	0	5,512.	269,300	454,600	454,600	Year End	1/4/2016
2015	101	FV	173,500	0	5,512.	234,100	407,600	407,600	Year End Roll	12/11/2014
2014	101	FV	173,500	0	5,512.	216,600	390,100	390,100	Year End Roll	12/16/2013
2013	101	FV	173,500	0	5,512.	206,000	379,500	379,500		12/13/2012

!14049!

PRINT

Date	Time
12/11/20	03:55:55

LAST REV

Date	Time
06/13/18	14:20:42
apro	
14049	

USER DEFINED

Prior Id # 1:	121219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON EARL F	54409-106		3/16/2010		381,000	No	No		
	11853-393		6/29/1970		24,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2006	934	Manual	3,500					re build fr stairs
11/30/1992	619	Manual	1,553					VINYL SOFFIT/GUTTE

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	HS	Hanne S
3/21/2009	Meas/Inspect	336	PATRIOT
11/6/2008	Measured	163	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5512		Sq. Ft.	Site		0	70.	1.06	7									409,751						409,800	

Total AC/HA:	0.12654	Total SF/SM:	5512	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	409,751	Spl Credit		Total:	409,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33717275
Const Adj.:	0.99495000
Adj $ / SQ:	139.694
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328391
Depreciation:	101801
Depreciated Total:	226590

COMMENTS

OTH FIX=SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

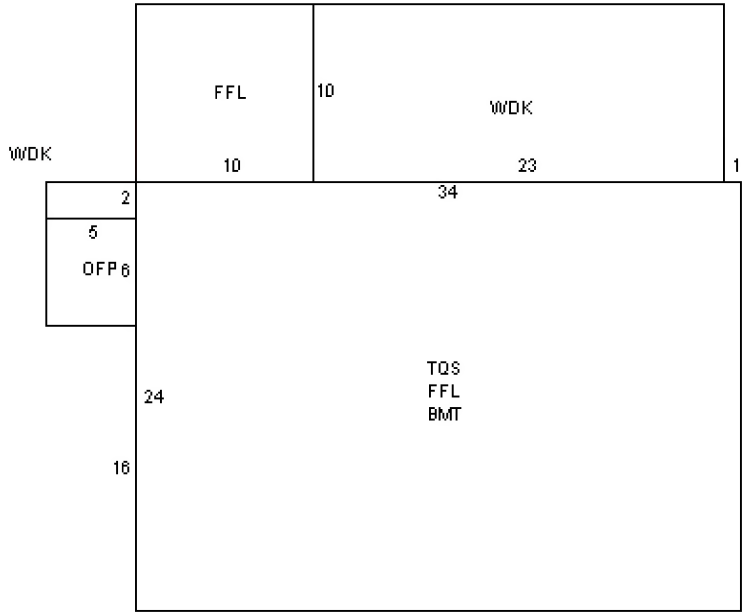
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.69
Special Features:	0	Val/Su Net:	86.69
Final Total:	226600	Val/Su SzAd	148.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	139.690	127,960
BMT	Basement	816	41.910	34,197
TQS	3/4 Story	612	139.690	85,493
WDK	Deck	240	10.120	2,428
OFP	Open Porch	30	43.780	1,313

Net Sketched Area:	2,614			Total:	251,391
Size Ad	1528	Gross Are	2818	FinArea	1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc